



Garth



Padstow 9 miles Wadebridge 9 miles
Newquay 12 miles

An attractive and beautifully presented character cottage set in the heart of this sought-after hamlet

- Popular hamlet location
- Retained character features
- 2 Reception rooms
- Farmhouse style kitchen
- Conservatory
- Shower room and separate wc
- 3 Bedrooms
- Delightful garden
- 3D Virtual Tour

Guide Price £395,000

SITUATION

Tregonetha is a small hamlet at the head of Tregonetha Downs, a Site of Special Scientific Interest for geologists. Padstow, just 9 miles away, is a popular, traditional harbour town offering many amenities, cafes, bars and famous restaurants. Popular holiday destinations at Newquay and Watergate Bay are within easy reach.

St Columb Major, a small market town boasting a beautiful church and a number of architecturally important buildings, offers local facilities including doctor and dentist surgeries, a well regarded primary school and a veterinary practice.

The Cathedral City of Truro, 22 miles distant, forms the commercial heart of the county with excellent educational facilities. The rail station at Bodmin Parkway has a mainline connection to London Paddington. Newquay Airport is approximately 7 miles and the A30 trunk road around 4 miles.

THE PROPERTY

Set in the heart of the hamlet overlooking the village green, Garth is a handsome character cottage with an exposed granite facade, complemented by period style small pane sash windows.

The property is beautifully presented throughout and retains a wealth of traditional features including open beam ceilings and an attractive inglenook fireplace with wood burning stove. A number of windows have window seats and bespoke shutters.

Approached to a storm porch, a stable door opens into the central reception hall from where a staircase rises to the upper floor. Either side of the hall are the two cosy reception rooms and to the rear is an impressive farmhouse style kitchen, overlooking the garden and appointed with

a range of cream shaker style units. Leading off here is a delightful double glazed conservatory with French doors out. The ground floor is completed by a lovely wet room, travertine tiled with underfloor heating.

On the first floor are three bedrooms (two double and one single) both with canopied ceilings and the master with built in wardrobes and dressing table. There is also a separate wc.

OUTSIDE

Garth is set back from the road behind part of the village green. The driveway forms part of the village green and we understand that the vendors and predecessors have used the drive and maintained the lawn for many years.

To the side of the cottage is a large attached Garage with double doors, power and light.

The private garden to the rear is a delightful space with granite features, slate chipped sun terrace and areas of lawn surrounded by well planted borders.

SERVICES

Mains water and electricity. Private Drainage, Oil fired central heating and hot water. Superfast broadband.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

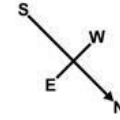
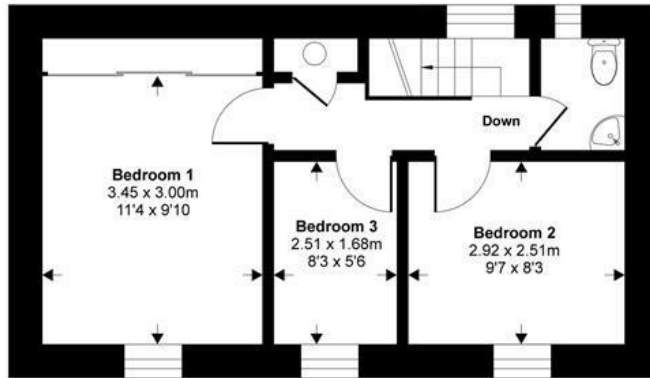
DIRECTIONS

From the A30 take the B3274 in the direction of Roche/Victoria. Proceed for about a mile and turn right at the crossroads onto the B3274 towards Padstow and Tregonetha. Upon entering the hamlet of Tregonetha the property (Garth) is on the left opposite the village green and a Stags For Sale Board will be seen.

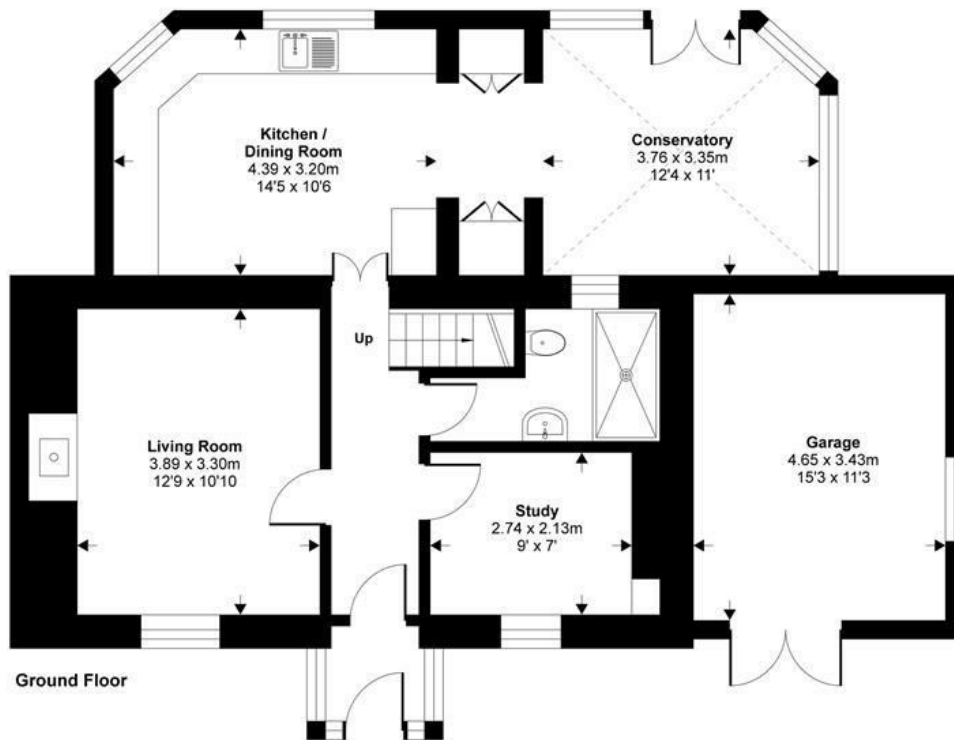


Approximate Area = 1279 sq ft / 119 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2020. Produced for Stags. REF: 666287

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		
(69-80) C	(55-68) D		
(55-68) E	(39-54) F	72	39
(39-54) F	(21-38) G		
Net energy-related - higher savings costs			
England & Wales		EU Directive 2002/91/EC	

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